

FEE \$ <u>10.00</u>
TCP \$
SIF \$

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79324



Your Bridge to a Better Community

BLDG ADDRESS 2498 ^(B) LAKE PARK CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1533 sq FT
2 CAR GARAGE - 480 sq FT

TAX SCHEDULE NO. 2701-334-31-009 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Fountain Greens. TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: _____ After: 2 this Construction

(1) OWNER Shuman LLC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 2 this Construction

(1) ADDRESS 815-25 Rd USE OF EXISTING BUILDINGS 3-Bed Town Home

(1) TELEPHONE 245-4266 DESCRIPTION OF WORK & INTENDED USE NEW HOME.

(2) APPLICANT Lopez Const TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3032-E 1/2 Rd.

(2) TELEPHONE 434-5954-234-9451

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures _____

SETBACKS: Front per building envelope from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

Side _____ from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 9 TRAFFIC ANNX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Chris Zapp Date April-5-01

Department Approval Misha Thagou Date 4/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13904</u>
Utility Accounting	<u>W/hold</u>	Date	<u>4/13/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

← 25 ROAD →

109.47'

LOT-9

← 94' →

20.33

20.33'

10.23'

← 40' →

← 54' →

Unit A

Unit B

LOT
10

38

Garage
20x24

52.76.55'

61'

LOT 4
86.66'

↑
↓

20x24
Garage

side walk

side
walk

DRIVE
WAY 20'

20'
DRIVEWAY

23' DIMENSION
W=18

← 24' →

5.33'

35'

69.72'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Walter Anderson

6.45'

12'

DRIVE OK
2/1
4/13/01

LAKE PARK COURT

LOT 8